



RESIDENTIAL BOARD OF ADJUSTMENT

DECISIONS

Wednesday, October 15, 2014

1:30 PM

1000 Throckmorton

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/planninganddevelopment/boards>

BOARD MEMBERS:

Paul Johnston, Vice Chair	
Ronald R. Shearer	P
Moiri Brown	P
Joey Dixon	P
Michael Wellbaum (alternate)	P
Clifford (Carl) Logan, Chair	P
Wade Chappell	P
Steve Epstein	P
Darien George	P

I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of September 17, 2014 Hearing 7-0-1

B. Translation Cases

1. BAR-14-134 Rigoberto Bocanegra by Pedro Bocanegra
5100 Pamela Drive

- Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a carport to encroach 5 feet into a 5-foot side yard setback, creating a 0-foot side yard setback.
- Request a **VARIANCE** in an "A-5" One Family District to permit the continued construction of a habitable structure to encroach 4 feet 2 inches into a 5-foot rear yard setback, creating a 10-inch rear yard setback.

Item a failed for lack of seven affirmative votes (6-2)

Item b failed for lack of seven affirmative votes (5-3)



2. BAR-14-143

Julio Munoz
1104 W. Pafford Street

- a. Request a **VARIANCE** in an “A-5” One-Family District to continue the enclosure of a garage, which would be a waiver of the requirement of 2 parking spaces behind the front building line.
- b. Request a **Variance** in an “A-5” One-Family District to allow three structures that combined are 508 square feet, exceeding the 200 square feet maximum total for accessory buildings by 308 square feet.

Item a approved (8-0)

Item b failed for lack of seven affirmative votes (1-7)

3. BAR-14-152

Juan Jimanez by Claudia Gallegos
2501 Pioneer Street

- a. Request a **VARIANCE** in an “A-7.5” One-Family District to permit the continued use of a 12 feet accessory storage structure having a 5-foot rear yard setback, and waiving the additional setback for accessory structures over 10 feet tall.
- b. Request a **Variance** in an “A-7.5” One-Family District to permit the continued use of an accessory storage structure with 500 square feet, exceeding the 400 square feet allowed by 100 square feet.

Failed for lack of seven affirmative votes (0-8)

4. BAR-14-156

Cristoval Castruita
4601 Rickee Drive

- a. Request a **Special Exception** under the “A-5” One-Family District regulations to permit the continued use of a carport in a front yard where none is allowed.

Failed for lack of seven affirmative votes (0-8)

5. BAR-14-157

Maria Ortiz
4229 Richardson Street

- a. Request a **Special Exception** under the “A-5” One-Family District regulations for the continued use of a carport in a front yard where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of a carport to encroach 5 feet into a 5-foot side yard setback, creating a 0-foot side yard setback.
- c. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of an accessory storage building to encroach 6 inches into a 5-foot side yard setback, creating a 4-foot 6-inch side yard setback
- d. Request a **Variance** in an “A-5” One-Family District to permit the continued use of an accessory storage structure with 253 square feet, exceeding the 200 square feet maximum total for accessory buildings by 53 square feet.

Items a and b approved (7-1)

Items c and d approved. (7-1)



C. Continued Cases
None

D. New Cases

6. BAR-14-140

Charles Vasquez by Charles Cotten
5616 Wales Avenue

- a. Request a **Special Exception** under the “A-5” One-Family District regulations to permit the construction of a carport in a front yard setback where none is allowed.
- b. Request a **VARIANCE** in an “A-5” One Family District to continued use of an accessory building and habitable structure to encroach 5 feet into a 5-foot side yard setback, creating a 0-foot side yard setback.
- c. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of an accessory building and habitable structure to encroach 5 feet into a 5-foot rear yard setback, creating a 0-foot rear yard setback.
- d. Request a **Variance** in an “A-5” One-Family District to allow accessory structures that combined are 480 square feet exceeding the 400 square feet maximum total for accessory buildings.

Failed for lack of seven affirmative votes (6-2)

7. BAR-14-149

Chimney Hill Resources by Bob Sell
317 Ridgewood Road

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the construction of a garage and accessory habitable structure to encroach 2 feet into a 5-foot side yard setback, creating a 3-foot side yard setback.

Approved (8-0)

8. BAR-14-151

Jimmie Gardner
4224 Richardson Street

- a. Request a **Special Exception** under the “A-5” One-Family District regulations to permit the construction of a carport in the front yard where none is allowed.

Approved (7-1)

9. BAR-14-153

George & Karyn Marlow by Tim Pertus
2448 Colonial Parkway

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a cabana structure that encroaches 1 foot 8 inches into a 5-foot side yard setback, creating a 3-feet 4-inch side-yard setback.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a covered outdoor kitchen to encroach 6 inches in to a 5-foot rear yard setback, creating a 4-foot 6-inch rear yard setback, and waiving the additional setback for accessory structures over 10 feet tall.
- c. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a cabana structure of 12 feet to exceed the maximum accessory building height of 10 feet by 2 feet.

Approved (8-0)



10. BAR-14-154

Donnie Tucker

12300 block of Oak Grove Road

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the secondary use of an accessory storage structure (barn) without a primary use, where the primary use does not cross a platted property line.
- b. Request a **Variance** in a "B" Two-Family District to allow an accessory storage structure (barn) at 1,741 square feet, exceeding the 1,377 square feet maximum total for accessory buildings on a 1.58 acre lot.
- c. Request a **VARIANCE** in a "B Two-Family District to allow an accessory storage structure of 22 feet in height to exceed the maximum accessory building height of 12 feet by 10 feet.

Approved (8-0)

11. BAR-14-155

Peter Carney

4317 Miraloma Drive

- a. Request a **Variance** in an "A-5" One-Family District to construct an covered patio and greenhouse for a combined 770 square feet, exceeding the 400 square feet maximum total for accessory buildings by 370 square feet.
- b. Request a **Variance** in an "A-5" One-Family District to construct a second garage on a single residential lot of less than ½ acre, where allowable criteria are not met.

Approved (8-0)

12. BAR-14-158

Floyd Cornelius by Tim Bonner

7020 Meadowside Road South

- a. Request a **Variance** in an "A-5" One-Family District to construction a second garage on a single residential lot of less than ½ acre, where allowable criteria are not met.

Approved (7-1)

13. BAR-14-159

Paul & Gloria Penny

2543 Highview Terrace

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a primary residential structure that encroaches 1 foot 8 inches into a 5-foot side yard setback, creating a 3-foot 4-inch side yard setback.

Approved (8-0)

14. BAR-14-160

Jerry & Annette Blaschke

4639 Collinwood Avenue

- a. Request a **VARIANCE** under the "A-5" One Family District regulations to permit construction of a balcony to encroach 3 feet 4 inches into a 10-foot side yard setback, creating a 6-foot 8-inch side yard setback.
- b. Request a **SPECIAL EXCEPTION** under the "A-5" One Family District regulations to permit the construction of a 4-foot solid fence in the front yard.
- c. Request a **VARIANCE** under the "A-5" One Family District regulations to permit the construction of a solid front yard fence 6 feet 8 inches in height, excessive by 2-feet 8-inches.

Item a failed for lack of seven affirmative votes (6-2)

Items b and c failed for lack of seven affirmative votes (0-8)



15. BAR-14-161

Alvaro Contreras
3603 N. Houston Street

- a. Request a **VARIANCE** in an “A-5” One Family District to permit the continued use of a storage building to encroach 5 feet into a 5-foot side yard setback on the southern property line, creating a 0-foot side yard setback.
- b. Request a **VARIANCE** in an “A-5” One Family to permit the continued use of a storage building with 281 square feet, where 200 square feet is allowed, excessive by 81 square feet.
- c. Request a **VARIANCE** in an “A-5” One Family to permit the continued use of habitable space to encroach 5 feet into a 5-foot side yard setback on the northern property line, creating a 0-foot side yard setback.
- d. Request a **VARIANCE** in an “A-5” One Family to permit the continued use of a habitable space with a 100 percent metal exterior, where 50 percent masonry materials is required, excessive by 50 percent.

Failed for lack of seven affirmative votes (0-8)

16. BAR-14-163

Steadman Farms, LLC by Ben Leudtke
12600 - 12900 blocks Park Vista Boulevard

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a screening fence without horizontal relief sections of wrought iron fencing.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the construction of a screening fence for masonry columns to exceed the 10 feet on center spacing requirement.

Item a approved (8-0)

Item b approved with stipulation that the masonry columns do not exceed 50 feet on center spacing. (8-0)

17. BAR-14-165

Daniel & Hilda Guerra
3008 N. Nichols Street

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One-Family District to permit the continued construction of a 5-foot open-design fence and gate in the front yard.
- b. Request a **VARIANCE** in an “A-5” One-Family District to permit the continued use of an open-design gate 8 feet 9 inches in height, excessive by 3 feet 9 inches, in the front yard.

Approved (8-0)

III. ADJOURNMENT:

5:17 pm

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to



the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA DURANTE LA REUNION PUBLICA:

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunion para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.